

STELLAR REALTY GROUP

SELLER PROPERTY UPDATES & IMPROVEMENTS

45 Lance Lane • Listed by Dan Gunther, REALTOR® / Broker-in-Charge

Interior & Kitchen

Microwave replaced	2024
Cooktop replaced	2024
Kitchen faucet replaced	2025
Whole-house interior and trim painted	Fall 2024
Primary bedroom carpet replaced	2023
Guest bathroom mirror and light fixture replaced	2022
Washing machine replaced	2023
Primary bathroom window replaced	Approx. 2021
All smoke alarms replaced	2026

Pool & Outdoor Living

Swimming pool added to backyard	2010
Pool liner replaced	2023
Polaris pump replaced	2023
Main pool pump replaced	Approx. 2022
Pool control board replaced	2021
Sand filter media replaced with premium sand	2021
Pool salt cell replaced; seller reports replacement approximately every 3-4 years	Last replaced 2025
Pool edge/surround re-stained	2024
Porch and screened-area wood ceilings re-stained	2024

Garage, Electrical & Storage

Additional storage added above garage door	2018
30-amp outlet installed on side of garage	2021

Landscaping & Grounds

Backyard landscaping and fencing added	2011
Entire lawn installed with rolled sod	2013

Seller-provided information. This summary reflects updates and improvements reported by the seller during their ownership. Approximate dates are identified where applicable. Buyers should independently verify permits, warranties, receipts, specifications, and other details when material to their purchase decision.